FAMILY DOLLAR

8390 State Road 64 | Georgetown, IN 47122

Retail Investment Opportunity

Offering Memorandum

Exclusively Listed By

Nathan Fitzgibbons
Associate
(858) 351-3544
nathan.fitzgibbons@matthews.com
License No. 2244861 (CA)

Keegan Mulcahy
Market Leader
(310) 955-1782
Keegan.Mulcahy@matthews.com
License No. 02067187 (CA)

Cade Norland
VP & Associate Director
(949) 662-2265
Cade.Norland@matthews.com
License No. 02120126 (CA)

Kyle Matthews
Broker of Record
Broker Lic. No. RB17001213 (IN)
Firm Lic. No. RC52200195 (IN)

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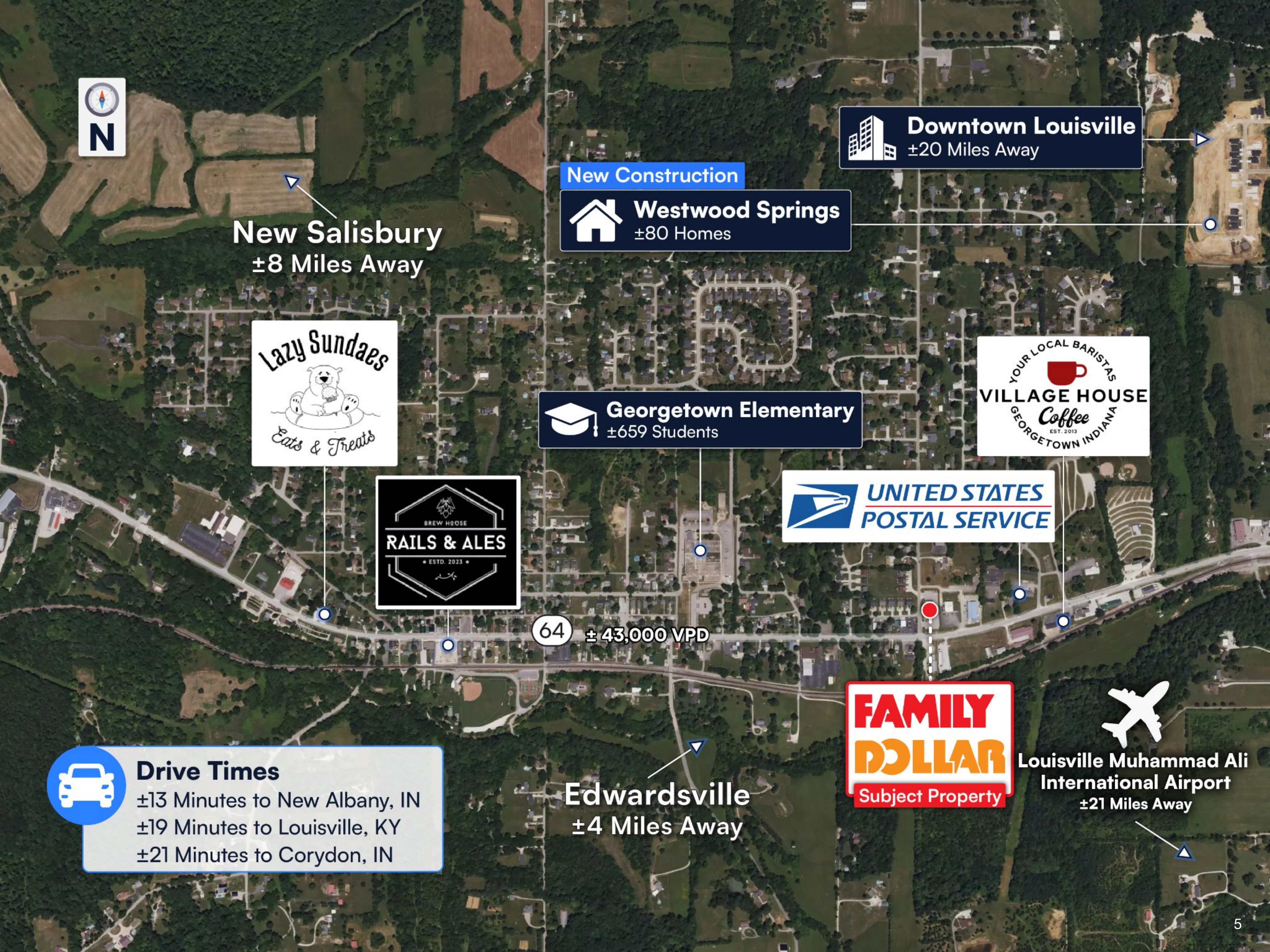
Investment Highlights

Property Highlights

- **Corporate Tenant** - The lease is signed by Family Dollar Stores of Indiana, L.P. Family Dollar operates over 7,100 locations across the country with a reported revenue of ~$13B in the last Fiscal Year.
- **Absolute NNN** – This is a rare absolute NNN lease for Family Dollar with zero landlord responsibilities, offering 100% passive income to a prospective purchaser.
- **Passive Value-Add Investment** — This asset represents an ideal play for an investor seeking high-yield, low-risk corporate income in the short term, paired with the long-term upside of inheriting a well-maintained, freestanding commercial building.
- **Attractive Increase Schedule** - 10% rental increases in each of the Six, 5-year options, which is beneficial to an owner as it increases their annual cash flow and helps hedge against inflation.
- **Essential Retail** - Family Dollar stores often serve as community “essential retail anchors” in secondary and tertiary markets where discount retail is mission-critical for local consumers.
    - These locations can be less susceptible to e-commerce disruption relative to non-essentials retail.
- **Recession Resistant Tenant** - Discount retail historically performs well during economic uncertainty, benefitting from resilient demand as consumers seek value and affordable essentials.
    - Dollar store tenants often see consistent traffic due to price-sensitive consumer demographics.
- **Affluent Local Demographics -** The asset sits within a very strong, stable economic micro-market. The immediate 47122 zip code carries a stellar median household income of $107,500 and an average household income of $127,248, vastly outpacing standard national and state metrics.
- **Strong Homeownership & Stability -** The community showcases a remarkably high homeownership rate of 80.8% and a microscopic local unemployment rate sitting around 1.2%, ensuring deep-rooted economic permanence and consistent consumer retail spending power.



N
Downtown Louisville
±20 Miles Away
New Construction
Westwood Springs
±80 Homes
New Salisbury
±8 Miles Away
Lazy Sundaes
Eats & Treats
Georgetown Elementary
±659 Students
YOUR LOCAL BARISTAS
VILLAGE HOUSE
Coffee
EST. 2013
GEORGETOWN INDIANA
BREW HOUSE
RAILS & ALES
ESTD. 2023
UNITED STATES
POSTAL SERVICE
64
± 43,000 VPD
FAMILY DOLLAR
Subject Property
Louisville Muhammad Ali
International Airport
±21 Miles Away
Edwardsville
±4 Miles Away
Drive Times
±13 Minutes to New Albany, IN
±19 Minutes to Louisville, KY
±21 Minutes to Corydon, IN

*Boundary lines to be confirmed by buyer.

8390 State Road 64
Georgetown, IN 47122

±8,640 SF*
GLA

2014
Year Built

±43,000
Vehicles Per Day

Absolute NNN
Lease Type

*Buyer to confirm GLA with survey

Financial Summary

$1,392,899	8.45%	±1.15 AC*
List Price	Cap Rate	Lot Size

Property Details

Tenant Trade Name	Family Dollar
Tenant	Family Dollar Stores of Indiana, L.P.
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Lease Commencement Date	12/6/2013
Lease Expiration Date	6/30/2030
Term Remaining on Lease	±4 Years
Rent Increases	10% every 5-Years
Options	Six, 5-Year Options Remaining

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Rent Increases	Cap Rate
Current Term (Through 6/30/2030)	$9,808.34	$117,700.08	10.00%	8.45%
1st Option (7/1/2030 - 6/30/2035)	$10,789.17	$129,470.09	10.00%	9.30%
2nd Option (7/1/2035 - 6/30/2040)	$11,868.09	$142,417.10	10.00%	10.22%
3rd Option (7/1/2040 - 6/30/2045)	$13,054.90	$156,658.81	10.00%	11.25%
4th Option (7/1/2045 - 6/30/2050)	$14,360.39	$172,324.69	10.00%	12.37%
5th Option (7/1/2050 - 6/30/2055)	$15,796.43	$189,557.16	10.00%	13.61%
6th Option (7/1/2055 - 6/30/2060)	$17,376.07	$208,512.87	10.00%	14.97%

*Buyer to confirm Lot Size with survey

TENANT SUMMARY

Year Founded
1959

Headquarters
Chesapeake, VA

Lease Guarantor
Corporate

Employees
±100,000

Locations
7,100+

Annual Revenue
$31 Billion

7,100+ Stores Across 48 States

Tenant Overview

Family Dollar Stores, Inc. is a nationally recognized discount retailer serving value-oriented consumers through a broad assortment of consumables, household goods, and essential merchandise at accessible price points. With a long-standing presence in neighborhood-centric locations, the brand has built strong recognition as a convenient, quick-trip destination for budget-conscious shoppers.

Why Invest in Family Dollar?

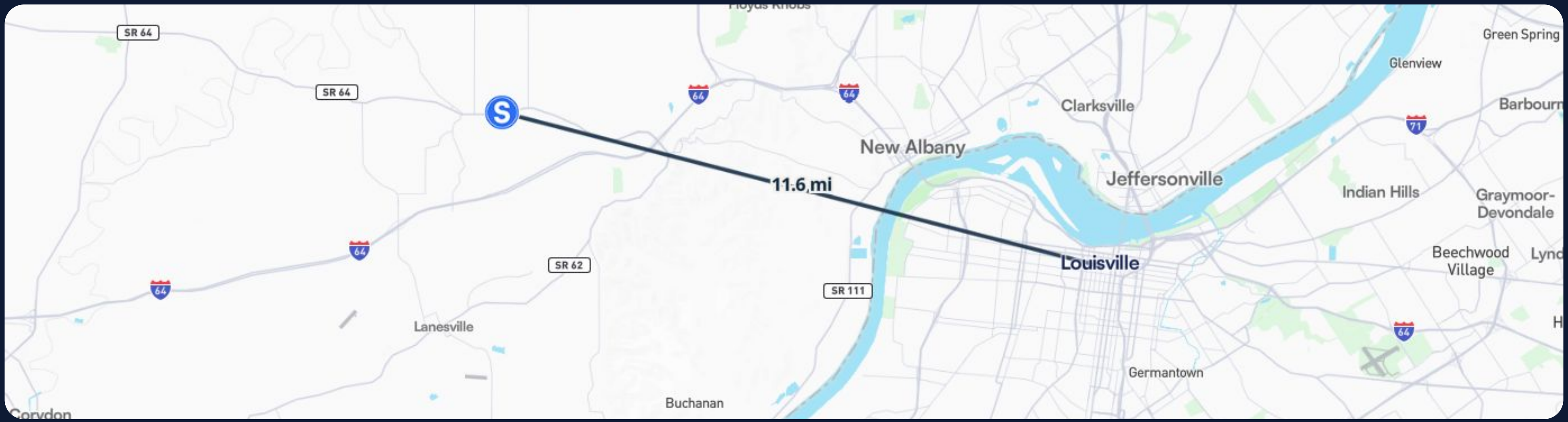
- **Private Equity Sponsorship with Turnaround Upside** - Family Dollar is now backed by Brigade Capital Management, Macellum Capital Management, and institutional partners, providing fresh capital and experienced retail-focused leadership. This ownership structure is actively pursuing operational improvements and portfolio optimization, creating meaningful upside potential through a disciplined turnaround strategy.

- **Scaled National Footprint with Infill Market Penetration** - With approximately 7,100+ locations across 48 states, Family Dollar benefits from a dense, neighborhood-oriented footprint in underserved urban and rural markets. This scale provides strong last-mile accessibility and consistent foot traffic, supporting stable store-level performance and long-term real estate relevance.

- **Necessity-Based Retail Model Driving Resilient Demand** - The company's focus on consumables, household essentials, and low-price-point merchandise positions it as a non-discretionary retailer. This model historically performs well across economic cycles, benefiting from increased demand during periods of inflation and consumer trade-down.

- **Operational Repositioning and Store Investment Initiatives** - Under new ownership, Family Dollar is executing a comprehensive strategy focused on store upgrades, merchandising refinement, and closure of underperforming locations. These initiatives are expected to enhance store productivity, improve margins, and strengthen the overall brand positioning in the competitive discount retail sector.

Georgetown , IN



Local Market Overview

Georgetown, Indiana is a well-positioned community in Floyd County, just northwest of Louisville, Kentucky. As part of the greater Louisville metropolitan area, the town benefits from convenient access to Interstate 64, Interstate 65, Interstate 265, and State Road 64, providing strong regional connectivity throughout Southern Indiana and the Louisville region. This strategic location supports regional commerce while offering businesses and residents access to a broad labor force and consumer base.

The local economy is supported by manufacturing, healthcare, logistics, retail, and professional services, with employment opportunities throughout the greater Louisville metropolitan area. Ongoing investment in industrial development, transportation infrastructure, and commercial growth continues to strengthen the region's economic foundation. Georgetown's proximity to major employers, healthcare providers, shopping destinations, and recreational amenities enhances its long-term appeal for residents, businesses, and commercial investment.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	11,490	22,379	147,584
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	4,236	8,311	59,582
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$124,400	$128,921	$80,854

LOUISVILLE, KY

Greater Louisville stands as a major economic and cultural center in the Upper South, with a 2024 metro population of roughly 1.36 million. The city's diverse economy is powered by logistics, manufacturing, healthcare, and its world-famous bourbon and hospitality industries. Louisville's strategic location, affordability, and strong infrastructure continue to attract businesses and residents seeking both opportunity and quality of life.

The metro's economy remains resilient, supported by major employers and consistent growth in tourism, which generated an estimated $4.4 billion in 2024 from more than 19 million visitors. Louisville demonstrates steady expansion and strong consumer spending. Its balance of affordability, innovation, and cultural vibrancy positions it as a leading destination for long-term investment and sustainable development.

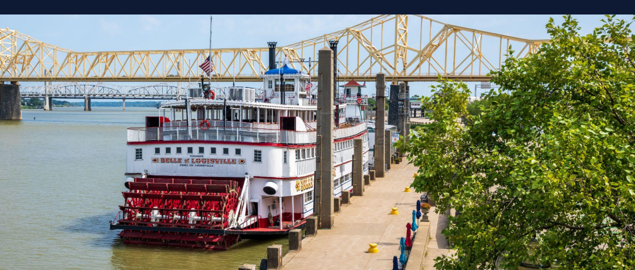
Louisville, Kentucky, has a strong economy supported by industries such as healthcare, logistics, manufacturing, and bourbon production. The city is home to major employers including UPS, Humana, Ford, and Norton Healthcare, contributing to stable job opportunities and economic growth. The presence of the UPS Worldport air hub strengthens Louisville's role in global logistics and distribution, generating significant employment and supporting businesses that rely on efficient supply chains. The healthcare industry is centered around the Louisville Medical Center and several prominent healthcare and pharmaceutical companies, offering a range of services from clinical care to advanced research. The manufacturing industry includes automotive, food and beverage, and advanced manufacturing operations, with companies leveraging the city's skilled workforce and strategic location to support production and distribution. Louisville's economic foundation is further reinforced by a network of small businesses and startups, adding depth and variety to the local market.

Total Population
1,364,742

Annual Visitors
19 Million

Tourism Economic Impact
$4.4 Billion

GDP
$97.75 Billion



Available as a Portfolio

Tenant	Address	Price	Cap Rate	Term Remaining
Family Dollar	56330 National Rd Bridgeport, OH 43912	$1,314,176	8.50%	±3 Years
Family Dollar	616 S Carpenter Ave Kingsford, MI 49802	$1,021,538	8.45%	±3 Years
Family Dollar	120 E Broadway Ave Muskegon Heights, MI 49444	$1,188,436	8.50%	±5 Years
Family Dollar	8390 State Road 64 Georgetown, IN 47122	$1,392,899	8.45%	±4 Years
Family Dollar	3912 Dixie Hwy Erlanger, KY 41018	$1,754,143	8.45%	±3 Years
Dark Family Dollar	9290 Lavonia Rd Carnesville, GA 30521	$931,123	9.50%	±4.5 Years
Dark Family Dollar	7775 US Highway 2 Iron River, WI 54847	$1,062,211	9.50%	±3 Years
Dollar Tree	412 E Walton St Willard, OH 44890	$1,284,862	8.00%	±3 Years

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Keegan Mulcahy
Market Leader
(310) 955-1782
Keegan.Mulcahy@matthews.com
License No. 02067187 (CA)

Cade Norland
VP & Associate Director
(949) 662-2265
Cade.Norland@matthews.com
License No. 02120126 (CA)

Kyle Matthews | Broker of Record | Broker Lic. No. RB17001213 (IN) Firm Lic. No.: RC52200195 (IN)

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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